

Ian Anthony

Butterfield Gardens, Aughton

Ormskirk

Guide Price £599,950

1 Butterfield Gardens

Aughton, Ormskirk

Spacious four-bedroom detached home in sought-after Aughton. Large garden, flexible layout, needs modernisation. Great potential for a personalised family residence.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

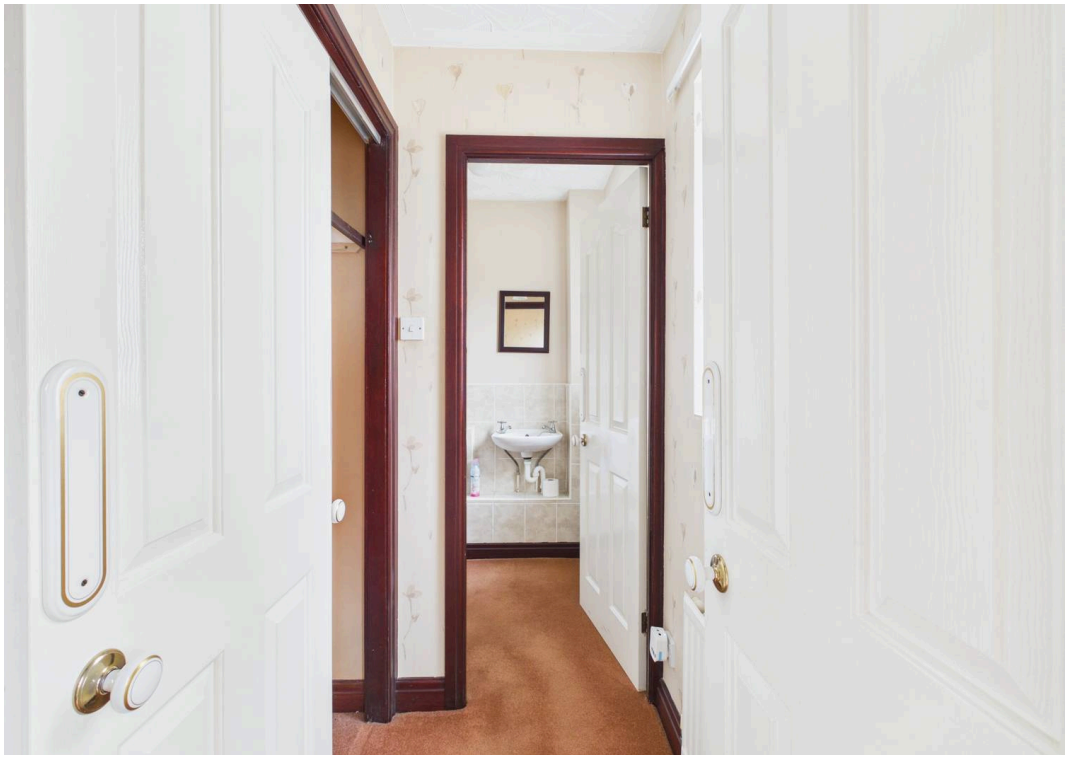
- Four-bedroom detached family home in a highly sought-after Aughton location
- Spacious and welcoming entrance hallway
- Generous main reception room with an attractive feature fireplace
- Additional snug/family room with patio doors opening onto the garden
- Separate dining room with sliding doors to the rear garden
- Three double bedrooms and a further single bedroom
- Principal bedroom with en-suite shower room
- Beautiful large rear garden and excellent potential for modernisation and personalisation

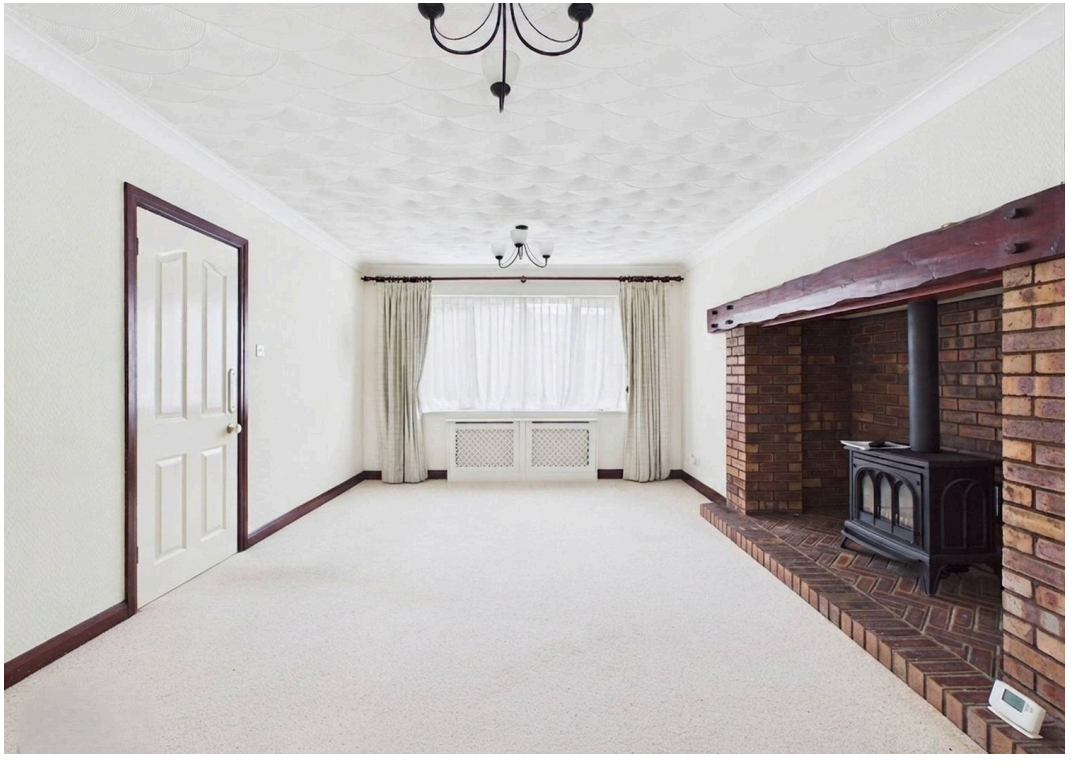


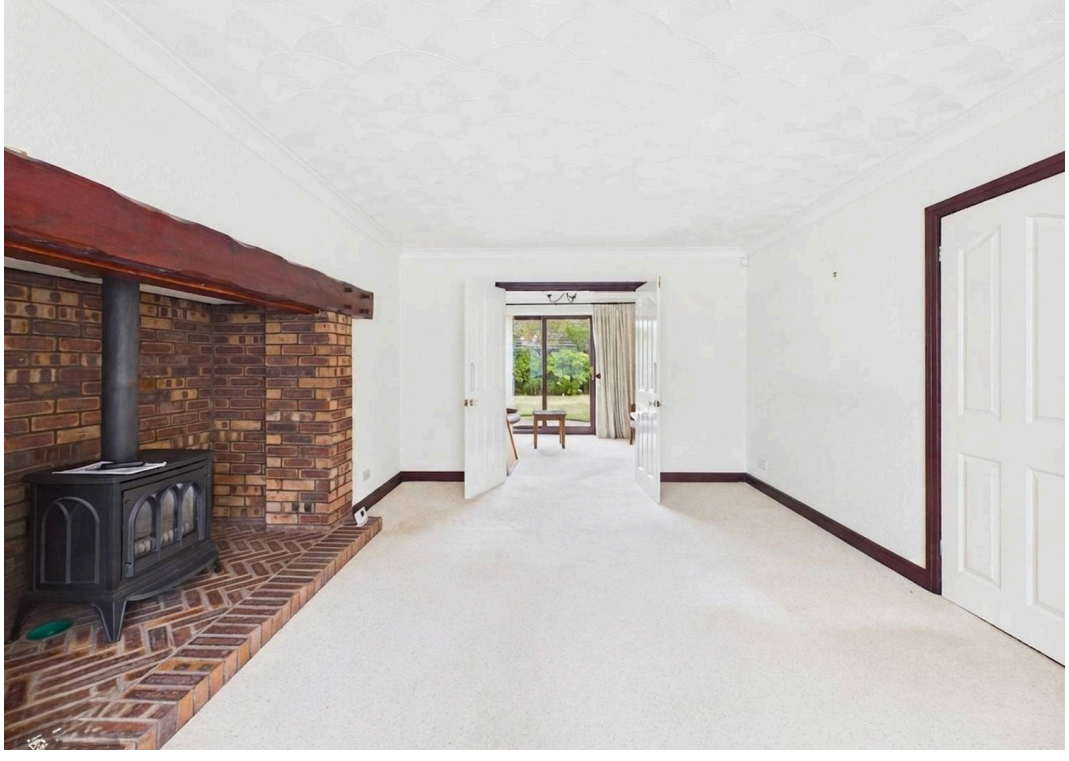






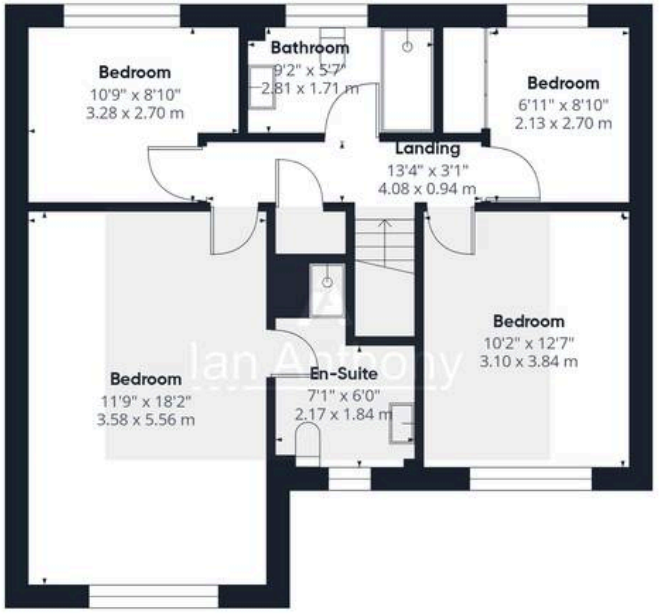








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

1791 ft²

166.2 m²

Reduced headroom

10 ft²

1 m²

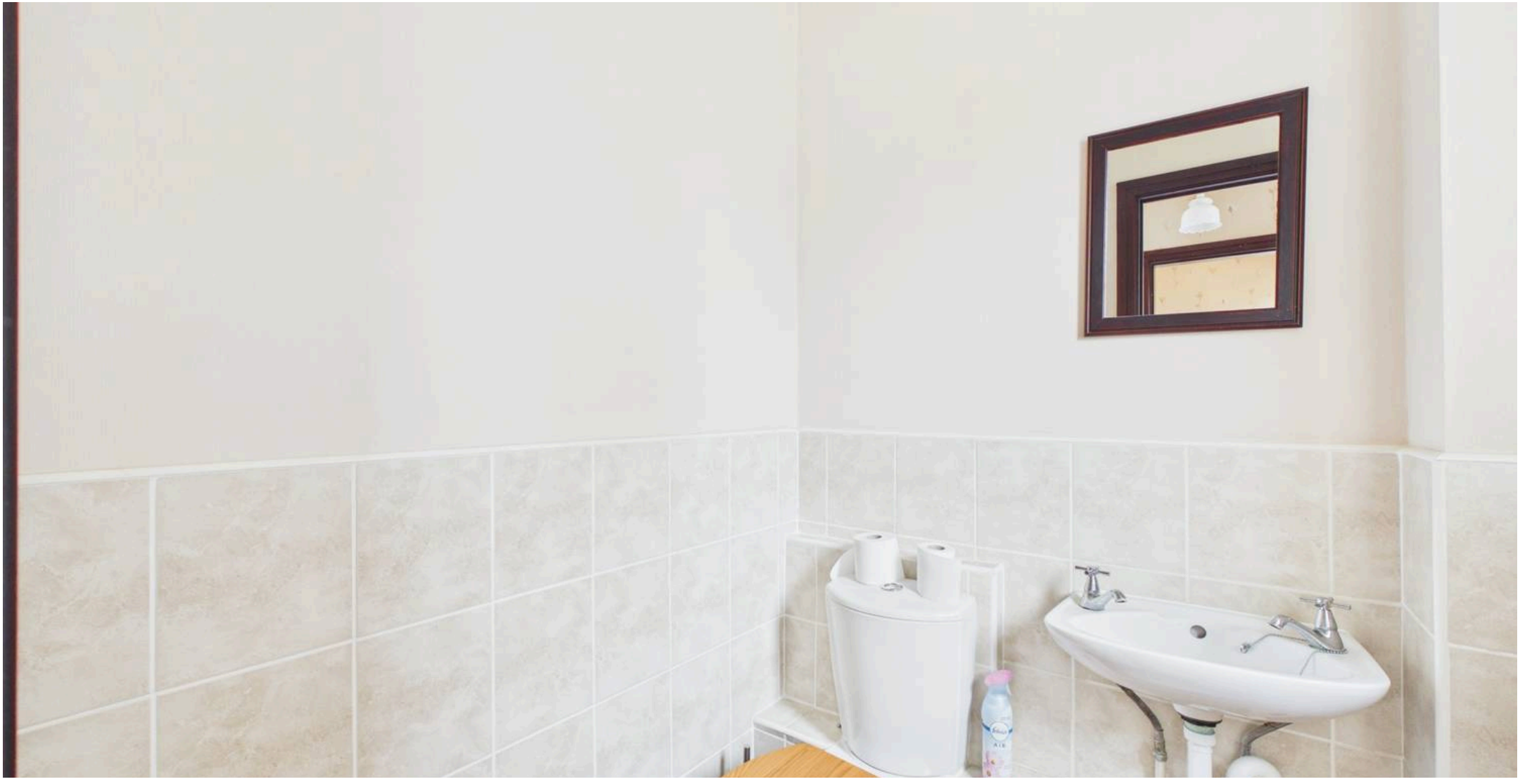
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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